

ECONOMY INN & SUITES ASHTABULA OHIO

2329 North Ridge Road East Ashtabula, OH 44004



ECONOMY INN & SUITES ASHTABULA OHIO

2329 North Ridge Road East, Ashtabula, OH 44004

HOSPITALITY OFFERING FOR SALE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from e-Merge Real Estate Commercial, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither e-Merge Real Estate Commercial, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. e-Merge Real Estate Commercial, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. e-Merge Real Estate Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. e-Merge Real Estate Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by e-Merge Real Estate Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.

CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	10
FINANCIAL ANALYSIS	14
DEMOGRAPHICS	18
ADVISOR BIOS	20



PROPERTY INFORMATION

SECTION 1

ECONOMY INN & SUITES ASHTABULA OHIO

2329 North Ridge Road East, Ashtabula, OH 44004

HOSPITALITY OFFERING FOR SALE



SALE PRICE

\$1,199,000

OFFERING SUMMARY

Cap Rate:	9.88%
NOI:	\$118,463
Available SF:	
Lot Size:	0.89 Acres
Year Built:	1960
Building Size:	8,801 SF
	Structure
Zoning:	Code/Description: 315 MOTEL; Grade: C-2
Price / SF:	\$136.23

HIGH LEVEL OVERVIEW

-

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	103	352	1,339
Total Population	250	909	3,326
Average HH Income	\$63,350	\$68,631	\$61,619

ECONOMY INN & SUITES ASHTABULA OHIO

2329 North Ridge Road East, Ashtabula, OH 44004

HOSPITALITY OFFERING FOR SALE

LOCATION DESCRIPTION

POTENTIAL SELLER FINANCING AVAILABLE

Discover the vibrant possibilities of Ashtabula, Ohio, the perfect location for your next hospitality investment. This charming area offers a dynamic blend of natural beauty, including the stunning Lake Erie, as well as cultural attractions like the Ashtabula Arts Center and the Hubbard House Underground Railroad Museum. Visitors will be drawn to the nearby historic Ashtabula Harbor, a scenic waterfront district featuring quaint shops, dining, and entertainment options. With easy access to wineries, golf courses, and outdoor recreation, the area provides endless opportunities for a successful hospitality or full-service venture. Embrace the potential of this thriving community and create a memorable destination experience at your next investment location.

LOCATION DETAILS

County	Ashtabula
--------	-----------

ECONOMY INN & SUITES ASHTABULA OHIO

2329 North Ridge Road East, Ashtabula, OH 44004

HOSPITALITY OFFERING FOR SALE



ECONOMY INN & SUITES ASHTABULA OHIO

2329 North Ridge Road East, Ashtabula, OH 44004

HOSPITALITY OFFERING FOR SALE



PROPERTY HIGHLIGHTS

- Prominent visibility along North Ridge Road East with accessible frontage
- Well-appointed lobby area designed for efficient guest arrivals
- Multiple guest room types tailored to varying traveler needs
- Dedicated service corridors enable smooth on-site operations
- Outdoor amenity spaces support guest relaxation and events
- Opportunity for branded hospitality conversion or independent boutique concept
- Existing infrastructure supports modern guest services and comfort
- Easily adaptable layout for enhanced dining or amenity experiences
- Efficient floor plan maximizes usable guest and service space
- Flexible spaces favorable for extended-stay or leisure programming
- Utility systems configured for seamless hotel operations
- Highly marketable hospitality presence in Ashtabula's corridor



ECONOMY INN & SUITES ASHTABULA OHIO

2329 North Ridge Road East, Ashtabula, OH 44004

HOSPITALITY OFFERING FOR SALE

HOTEL DETAILS

Building Name	Economy Inn & Suites Ashtabula Ohio
Address	2329 North Ridge Road East
City, State, Zip	Ashtabula, OH 44004
County	Ashtabula
County Parcel ID	030430001600
Website	economyinn-ashtabula.com/
Date Built / Open	1960
Total SF	8,801 SF
Guest Rooms	22
Typical King	4
Typical Q/Q	6
Typical D/D	12 Single Full/Queen
Total Rooms	22

BUILDING AMENITIES

Pool Type	No
Whirlpool	No
Hotel Shuttle Van	No
Number Of Floors	1
Food Service Facilities	No
Meeting Space / Total Size	No
Boardroom	No
Business Center	No
Gift Shop	No
Exercise Room / Size	No

LOCATION INFORMATION

Nearest Major City	Ashtabula OH
--------------------	--------------

LISTING INFORMATION

Listing Start Date	2026-07-09
Listing Commission	-
Listing Agent	Anish Shah & Thomas Buoni
Listing Broker	II
Listing Agent	-
Signature	
Date	July 10, 2026

GUEST ROOM INFORMATION

TV Size / Last Replaced	39"/2024
-------------------------	----------

RENOVATION INFORMATION

FINANCIAL INFORMATION

LISTING INFORMATION

Listing Price	\$1,199,000
Date	July 10, 2026

BUILDING INFORMATION

Guestroom Door Lock System	Secure Locks
Bar / Lounge	No
Sprinkler System (Wet/Dry)	Common Area
Fire Panel - Direct Connet To Fire Dept	Yes-Connect To Fire Dept
Construction Type	Wood Frame

INTERNET

High-Speed Internet (Wired/Wireless)	High Speed Wireless
---	---------------------

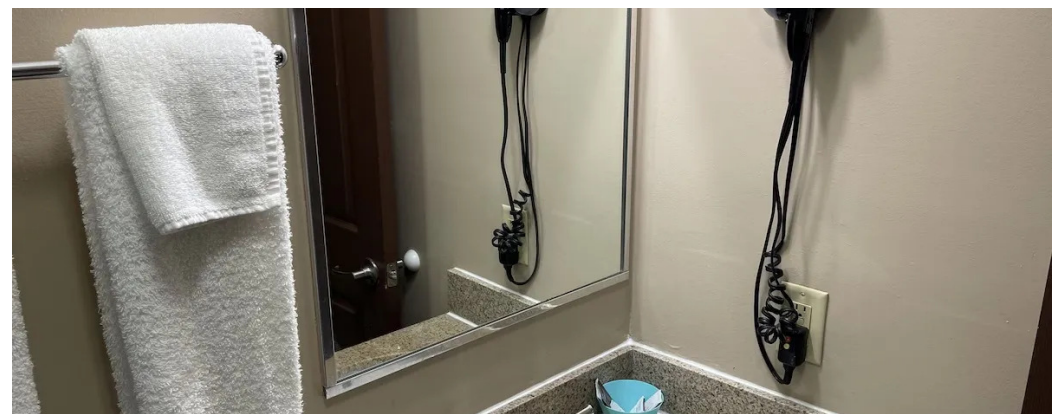
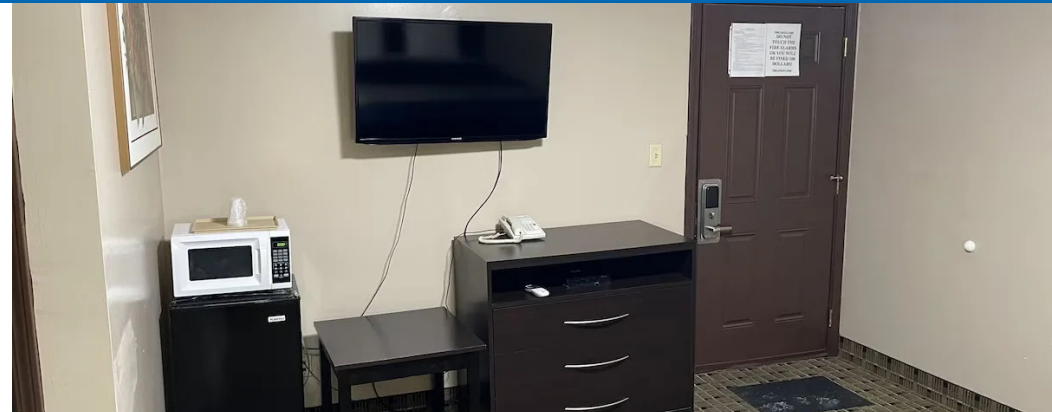
HVAC

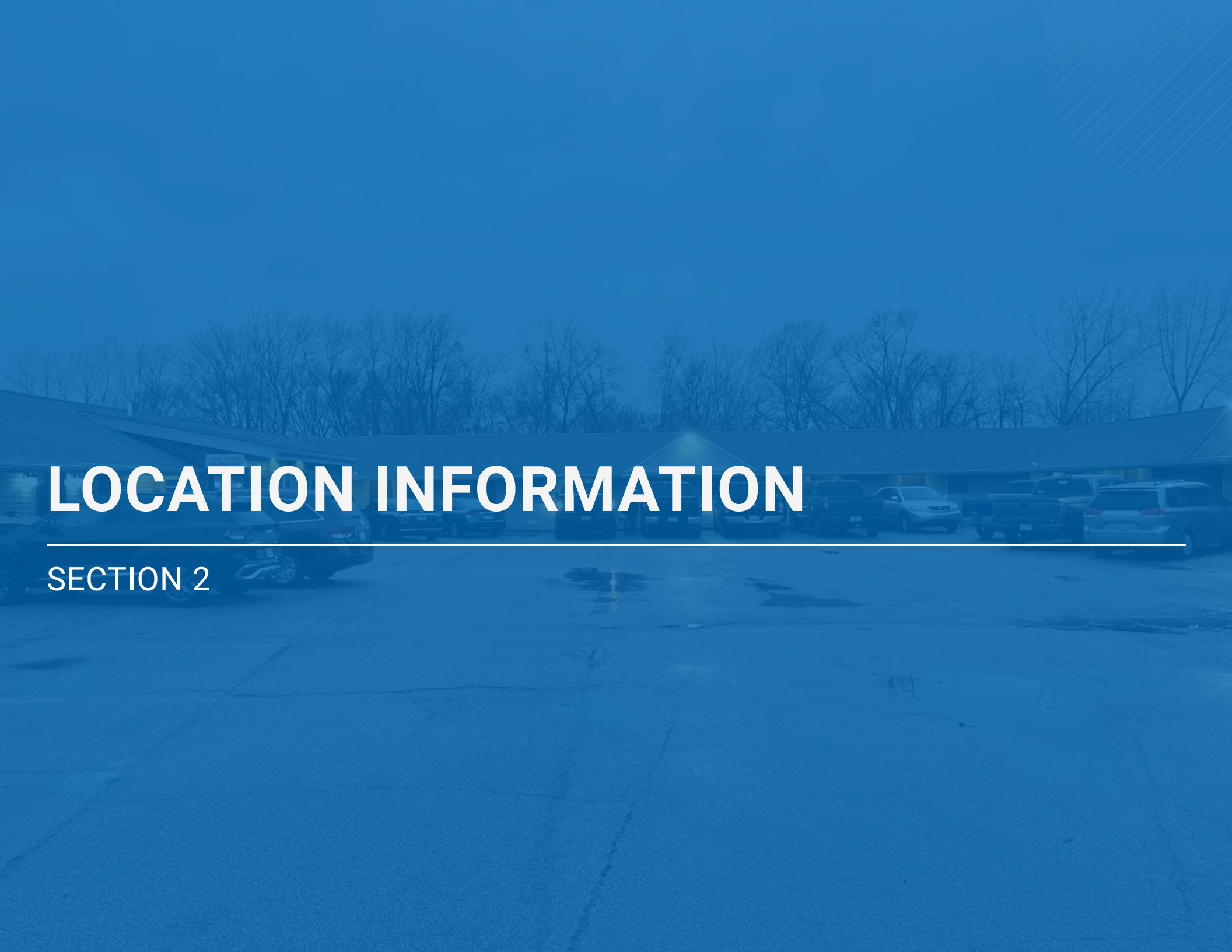
100% Makeup Air	PTAC
-----------------	------

ECONOMY INN & SUITES ASHTABULA OHIO

2329 North Ridge Road East, Ashtabula, OH 44004

HOSPITALITY OFFERING FOR SALE





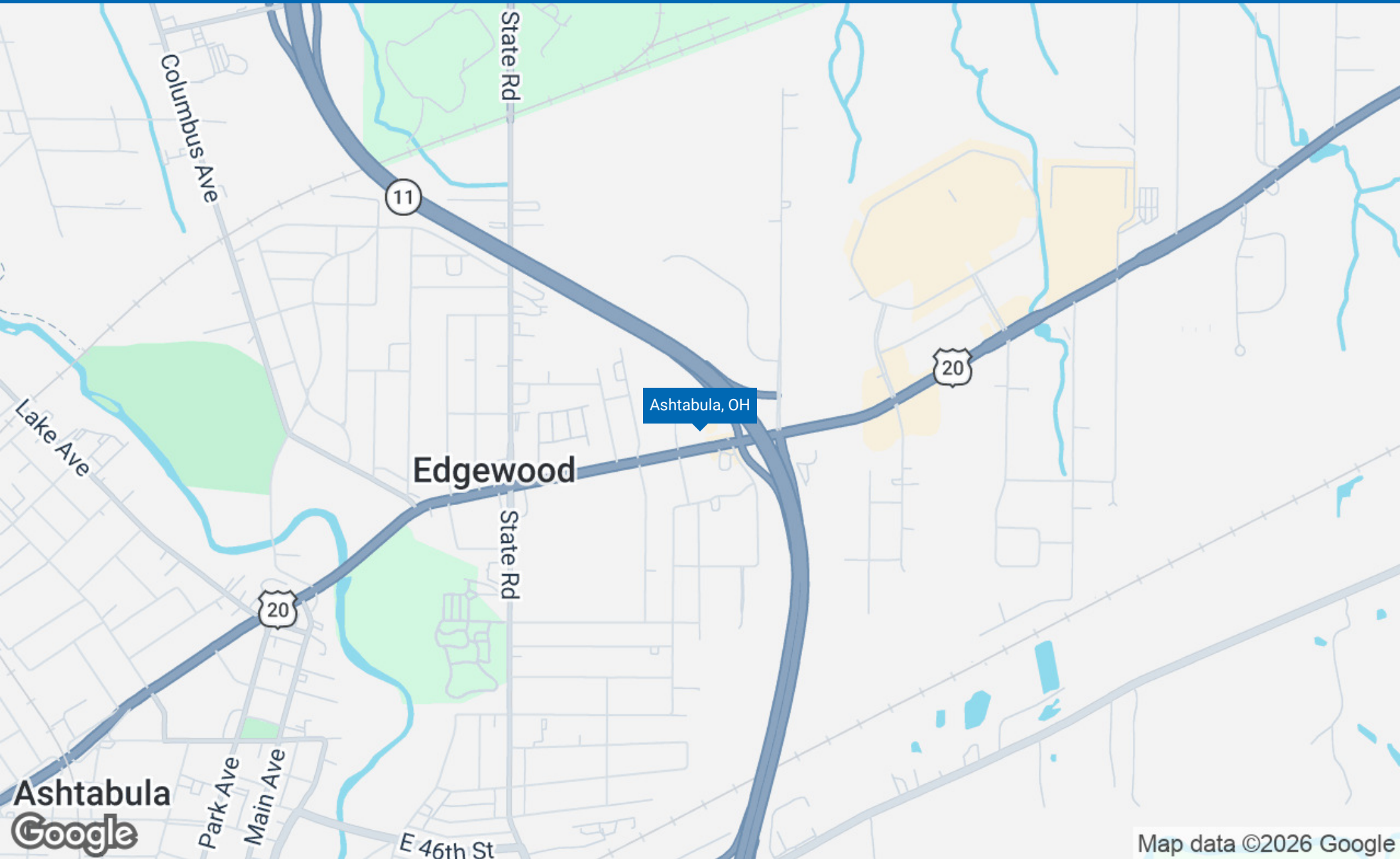
LOCATION INFORMATION

SECTION 2

ECONOMY INN & SUITES ASHTABULA OHIO

2329 North Ridge Road East, Ashtabula, OH 44004

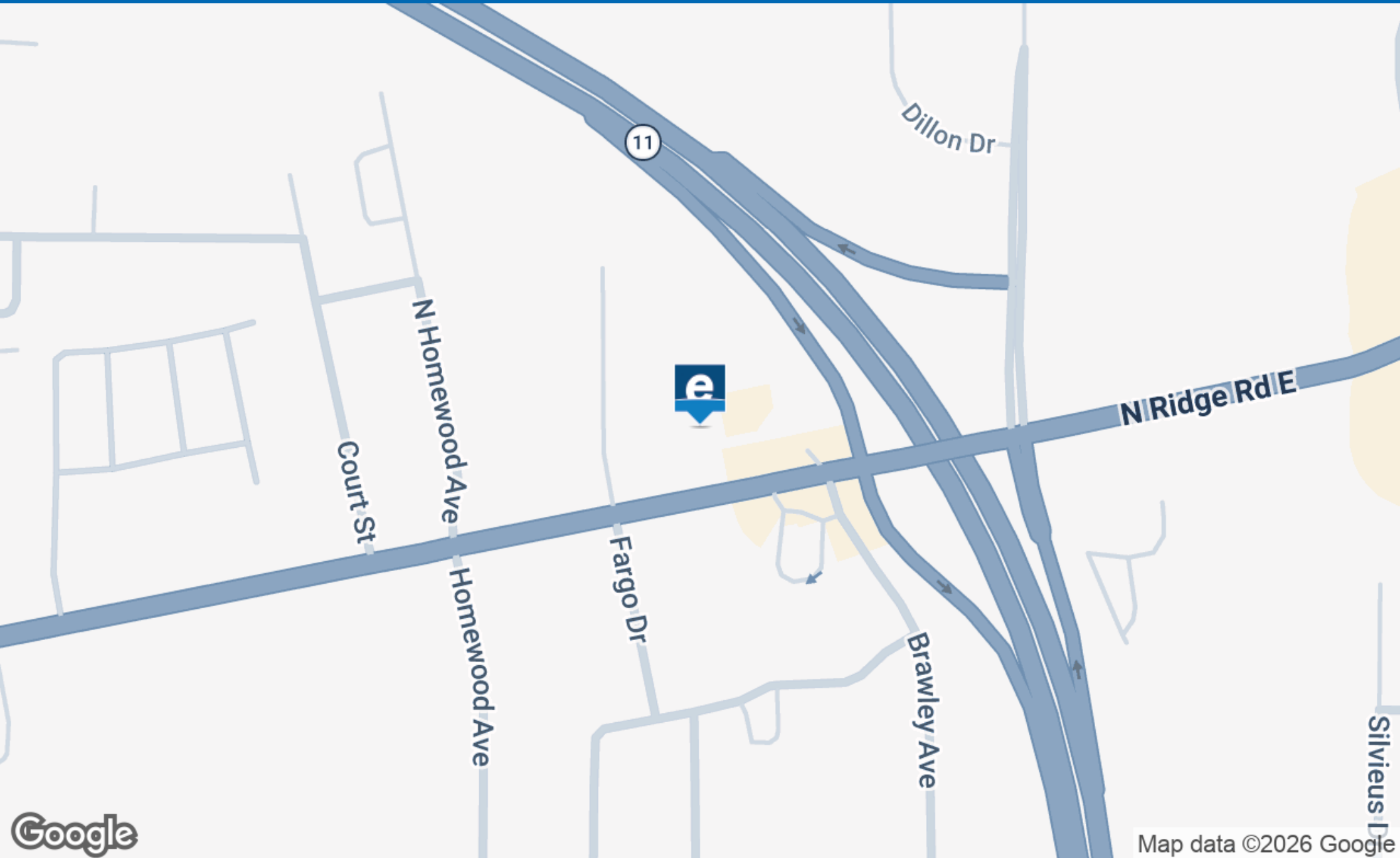
HOSPITALITY OFFERING FOR SALE



ECONOMY INN & SUITES ASHTABULA OHIO

2329 North Ridge Road East, Ashtabula, OH 44004

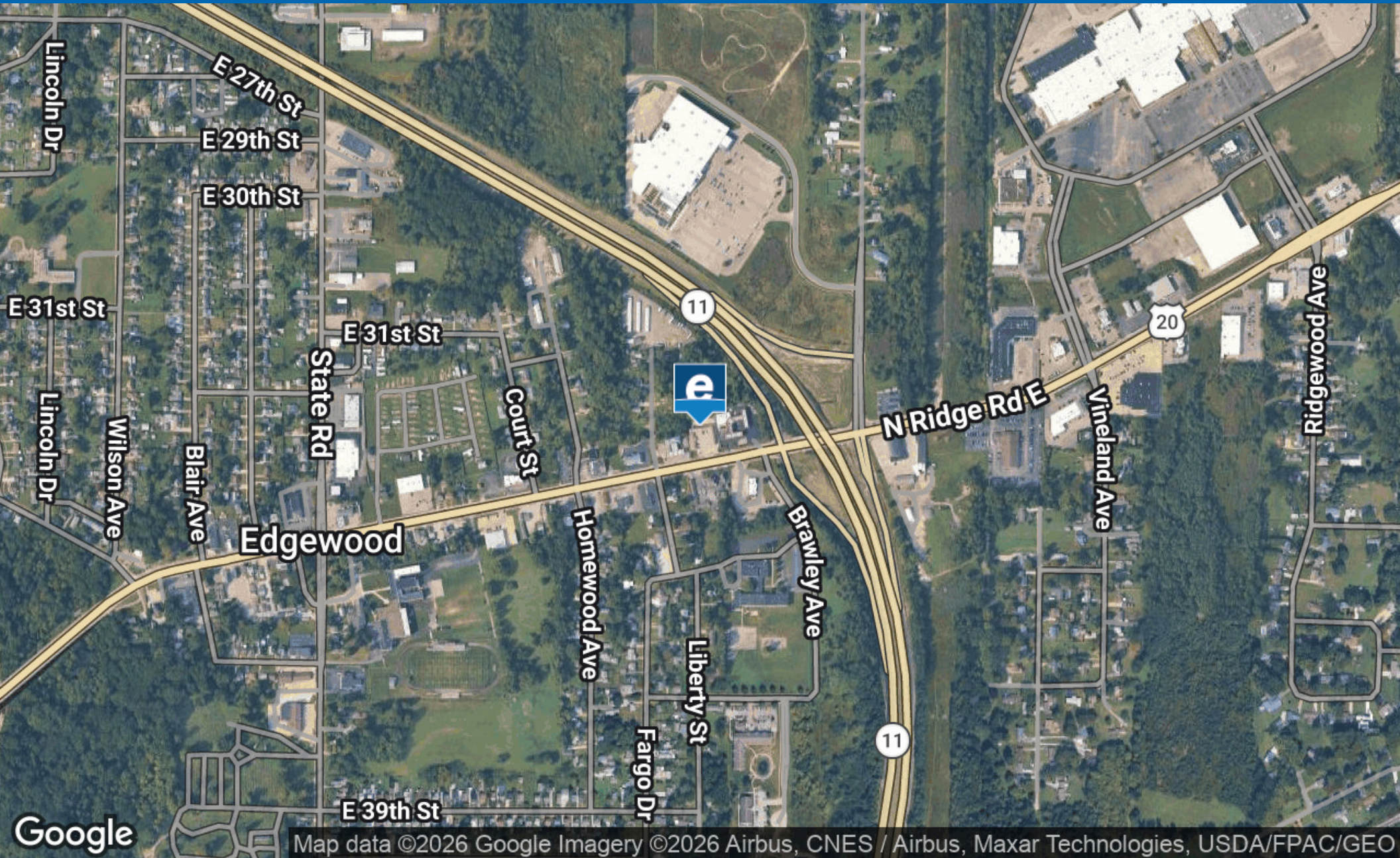
HOSPITALITY OFFERING FOR SALE



ECONOMY INN & SUITES ASHTABULA OHIO

2329 North Ridge Road East, Ashtabula, OH 44004

HOSPITALITY OFFERING FOR SALE



Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO



FINANCIAL ANALYSIS

SECTION 3

ECONOMY INN & SUITES ASHTABULA OHIO

2329 North Ridge Road East, Ashtabula, OH 44004

HOSPITALITY OFFERING FOR SALE

INVESTMENT OVERVIEW

2026 PROFORMA

Price	\$1,199,000
Price per Room	\$54,500
RevPAR	-
ADR	-
CAP Rate	9.9%
Cash-on-Cash Return (yr 1)	9.88 %
Total Return (yr 1)	\$118,463
Debt Coverage Ratio	-

OPERATING DATA

2026 PROFORMA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	\$250,000
Operating Expenses	\$131,537
Net Operating Income	\$118,463
Pre-Tax Cash Flow	\$118,463

FINANCING DATA

2026 PROFORMA

Down Payment	\$1,199,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-

ECONOMY INN & SUITES ASHTABULA OHIO

2329 North Ridge Road East, Ashtabula, OH 44004

HOSPITALITY OFFERING FOR SALE

INVESTMENT OVERVIEW

2026 PROFORMA

Principal Reduction (yr 1)	-
----------------------------	---

ECONOMY INN & SUITES ASHTABULA OHIO

2329 North Ridge Road East, Ashtabula, OH 44004

HOSPITALITY OFFERING FOR SALE

INCOME SUMMARY

2026 PROFORMA

Gross Income

\$250,000

EXPENSE SUMMARY

2026 PROFORMA

Gross Expenses

\$131,537

Net Operating Income

\$118,463



DEMOGRAPHICS

SECTION 4

ECONOMY INN & SUITES ASHTABULA OHIO

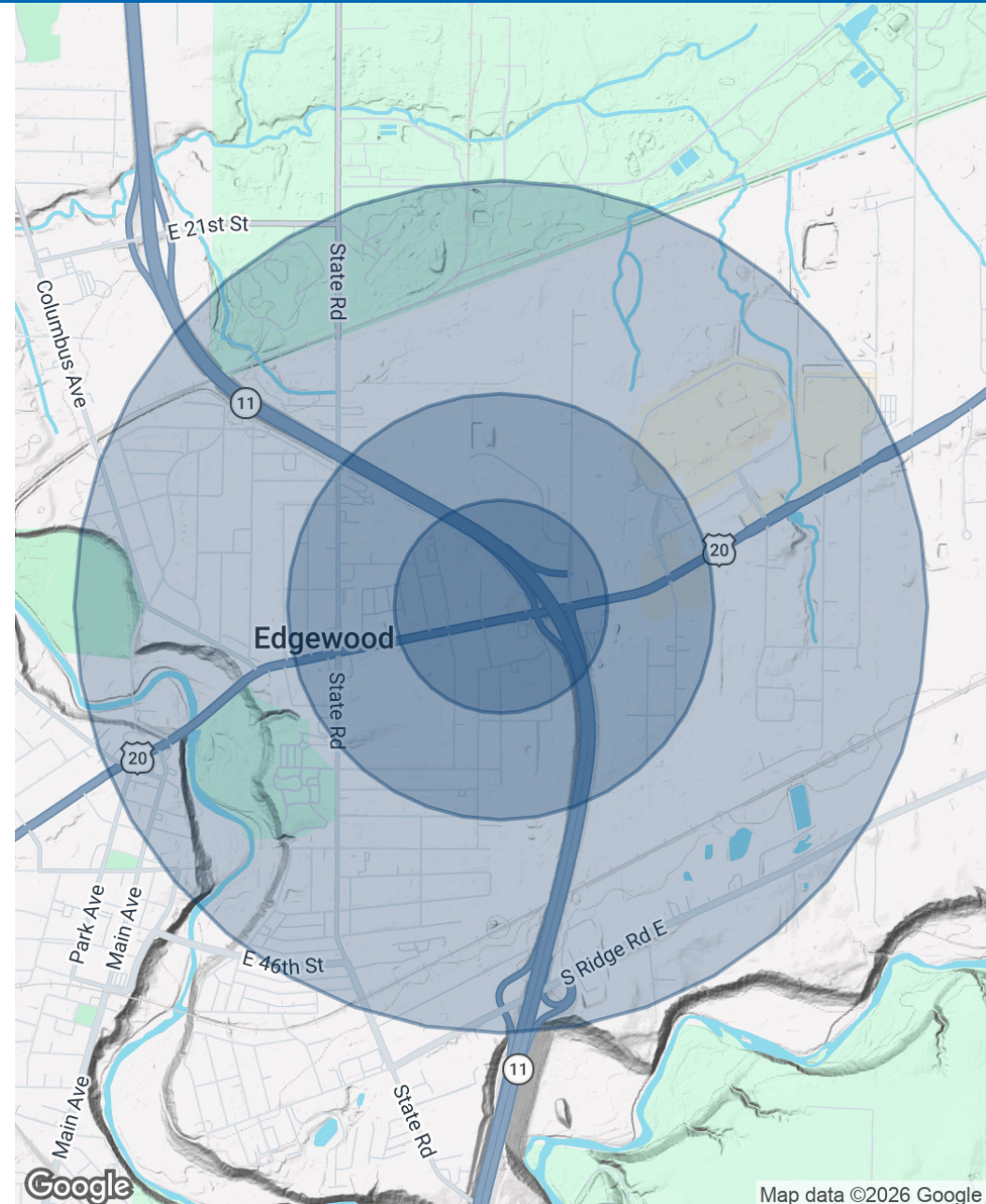
2329 North Ridge Road East, Ashtabula, OH 44004

HOSPITALITY OFFERING FOR SALE

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	250	909	3,326
Average Age	43.3	41.5	42.1
Average Age (Male)	43.7	41.6	40.3
Average Age (Female)	39.3	39.0	41.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	103	352	1,339
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$63,350	\$68,631	\$61,619
Average House Value	\$93,352	\$95,569	\$101,653

2023 American Community Survey (ACS)





ADVISOR BIOS

SECTION 5

ECONOMY INN & SUITES ASHTABULA OHIO

2329 North Ridge Road East, Ashtabula, OH 44004

HOSPITALITY OFFERING FOR SALE



ANISH SHAH

Agent - Commercial Group

anish.shah@e-Merge.com

Direct: **740.480.3918**

e-Merge Real Estate Commercial

8720 Orion Place Suite 124B

Columbus, OH 43240

740.480.3918